

# Planning under the Growth Management Act

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**Community, Trade and Economic Development  
Growth Management Services**

# Goals of the Growth Management Act

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- ◆ There are 13 original goals.
- ◆ All 13 are equally important.
- ◆ Local jurisdictions must figure out how to address and balance the goals.
- ◆ The 14th goal is the shoreline goal.



# Goals of the Growth Management Act

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- ◆ Urban growth
- ◆ Reduce sprawl
- ◆ Transportation
- ◆ Housing
- ◆ Economic development





# Goals of the Growth Management Act

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- ◆ Property rights
- ◆ Permits
- ◆ Natural resource industries
- ◆ Open space and recreation
- ◆ Environment



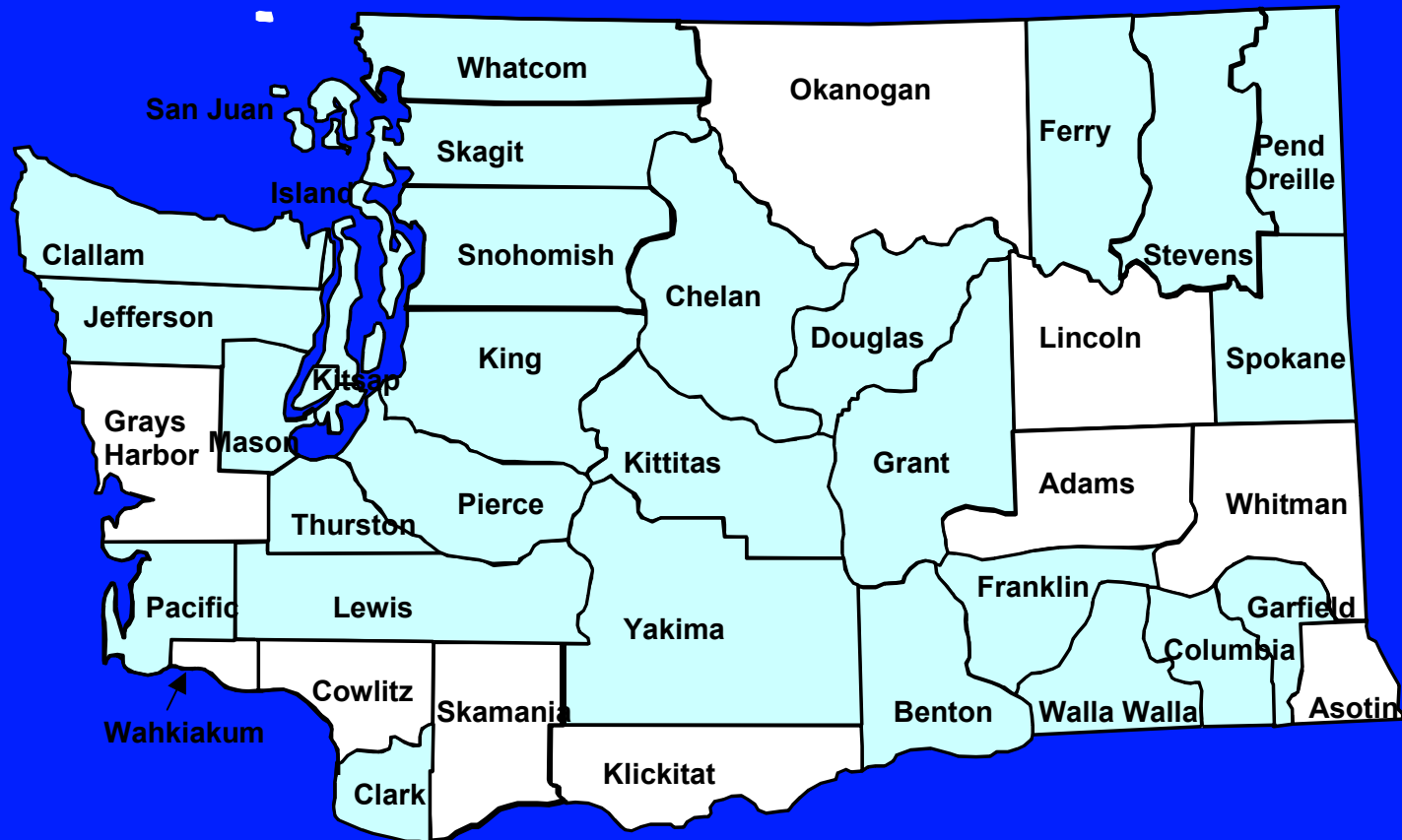
# Goals of the Growth Management Act

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- ◆ Citizen participation
- ◆ Public facilities and services
- ◆ Historic preservation
- ◆ Shoreline management



# The GMA applies to all cities and counties in the state



Counties Fully Planning under GMA



Counties Planning for Critical Areas and Natural Resource Lands under GMA

# Classification, designation and protection/conservation of:

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## ◆ Critical areas:

- ◆ Wetlands
- ◆ Fish and wildlife habitat conservation areas
- ◆ Aquifer recharge areas
- ◆ Frequently flooded areas
- ◆ Geologically hazardous areas



## ◆ Natural resource lands:

- ◆ Forest lands
- ◆ Agricultural lands
- ◆ Mineral lands





# Agricultural Lands of long-term commercial significance

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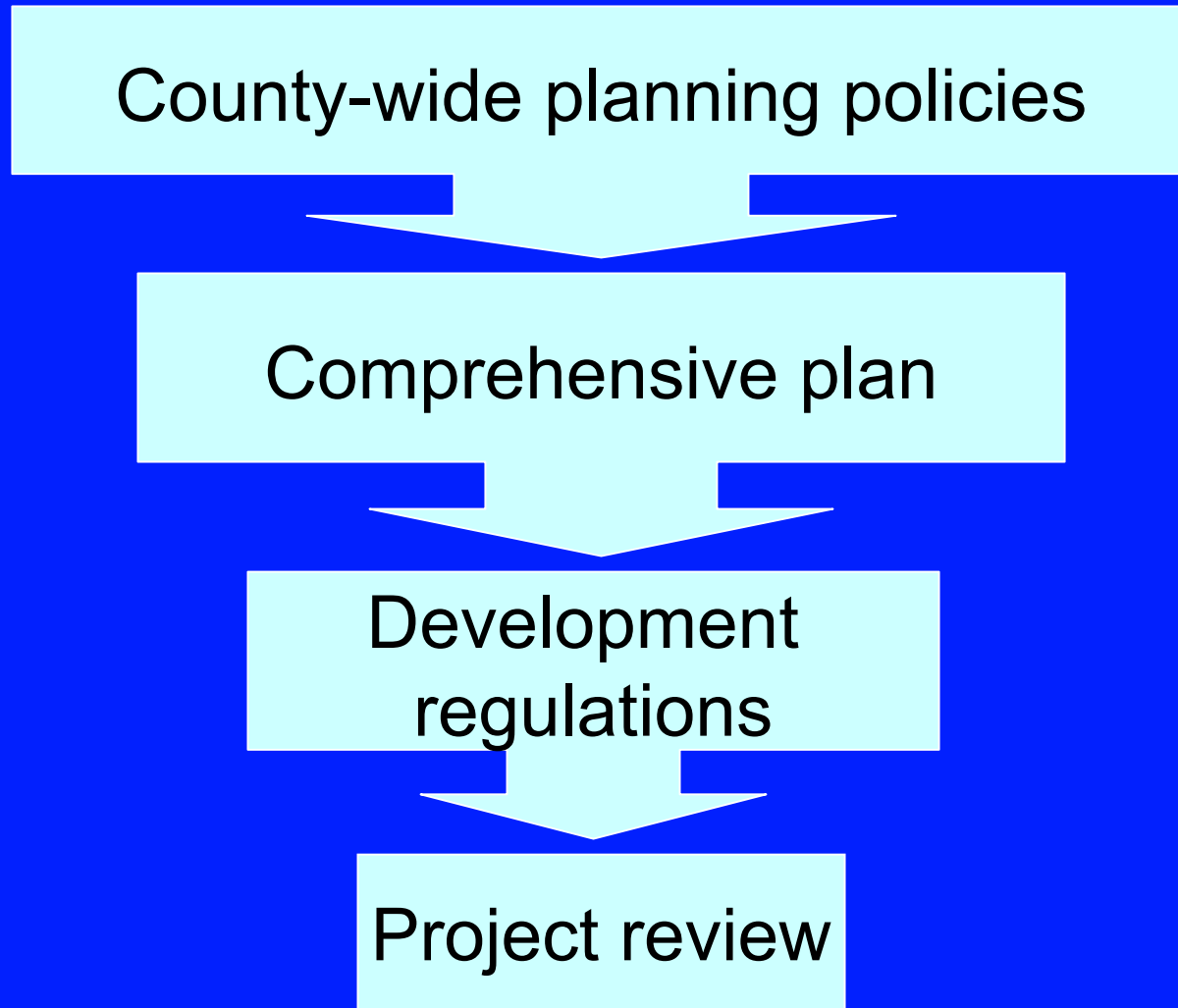
# Who must fully plan under the GMA?

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- ◆ Counties with population  $> 50,000$  and
  - Before May, 1995 had  $> 10\%$  increase
  - After May, 1995 had  $> 17\%$  increase
- ◆ Counties with increased population of  $\geq 20\%$  within 10 years
- ◆ Counties that choose to plan

# GMA requirements for fully planning communities

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# Coordination - county-wide planning policies

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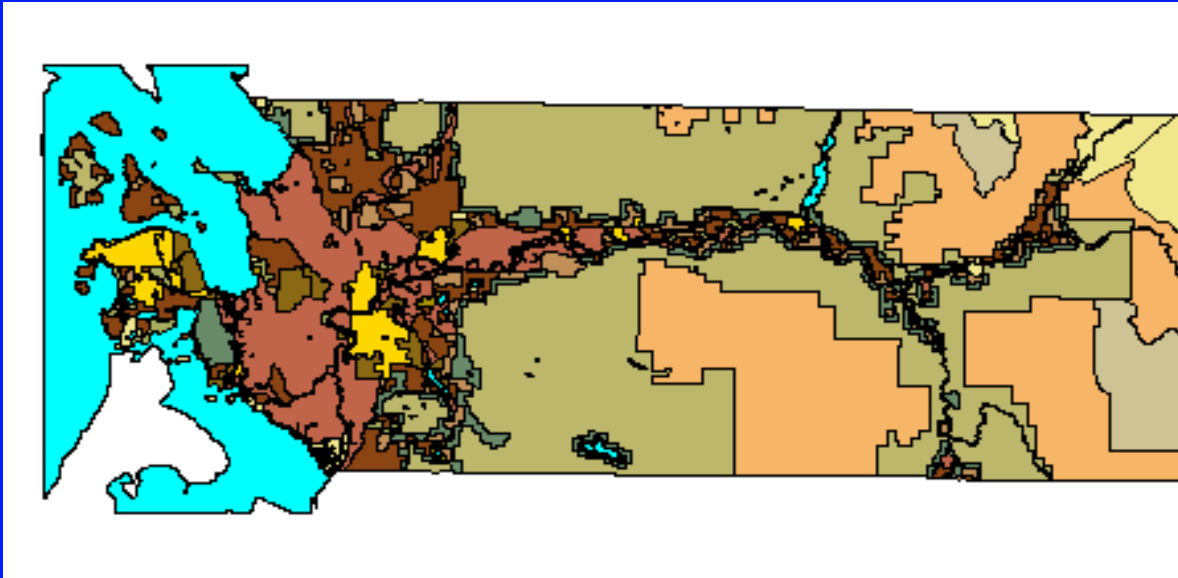
Policy framework for local plans to:

- ◆ Designate urban growth areas
- ◆ Site county-wide or state-wide facilities
- ◆ Consider need for affordable housing
- ◆ Jointly plan within urban growth areas
- ◆ Plan for economic development



# Designation of urban growth areas (UGAs)

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- ◆ Population allocation
- ◆ Land capacity analysis
- ◆ Provision for adequate public facilities and services

# Comprehensive plans

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## Mandatory elements

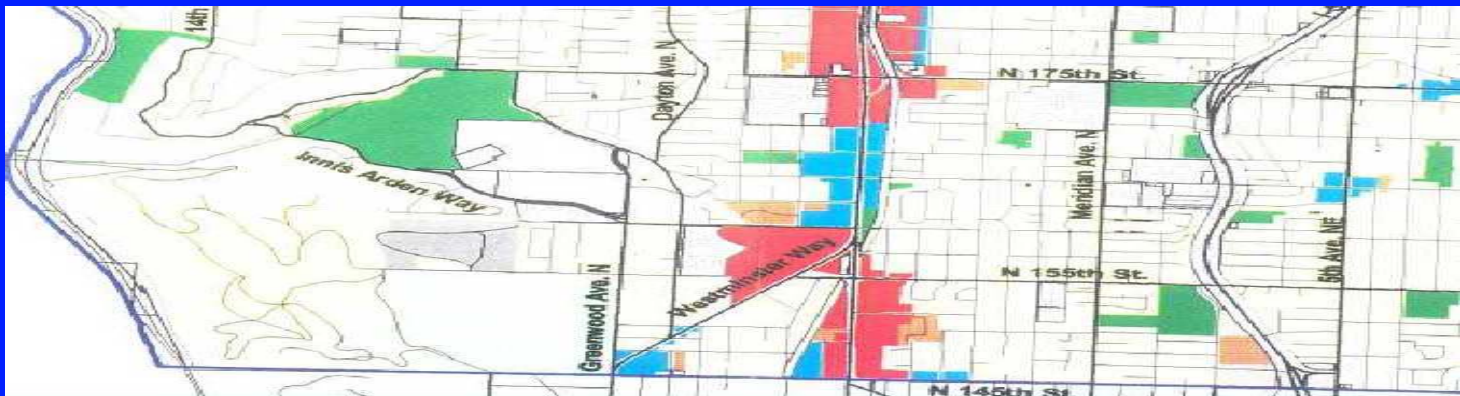
- ◆ Land use
- ◆ Housing
- ◆ Capital facilities
- ◆ Transportation
- ◆ Utilities
- ◆ Rural (counties only)
- ◆ Shoreline Master Program (policies)



# Development regulations to implement the plan

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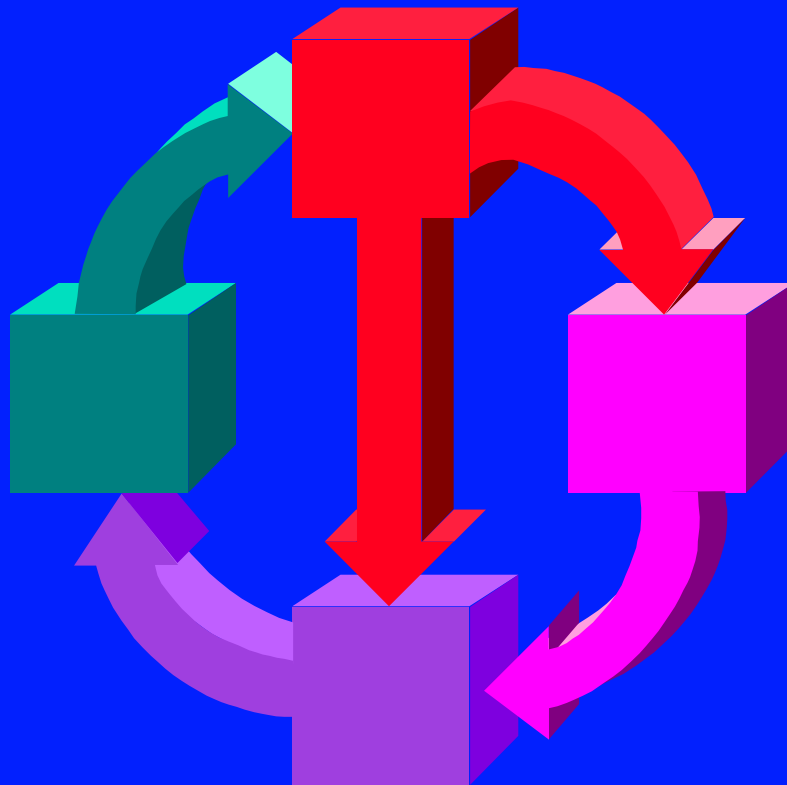
- ◆ Zoning
- ◆ Plats and subdivisions
- ◆ Concurrency
- ◆ Critical areas
- ◆ Impact fees
- ◆ Siting of essential public facilities
- ◆ Anything implementing the plan policies
- ◆ Shoreline Master Program (regulations)





# Consistency

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- ◆ Internal plan consistency
- ◆ Activities and capital budget decisions
- ◆ Development regulation consistency with the plan
- ◆ Project consistency with the plan and regulations

# Concurrency of public facilities and services

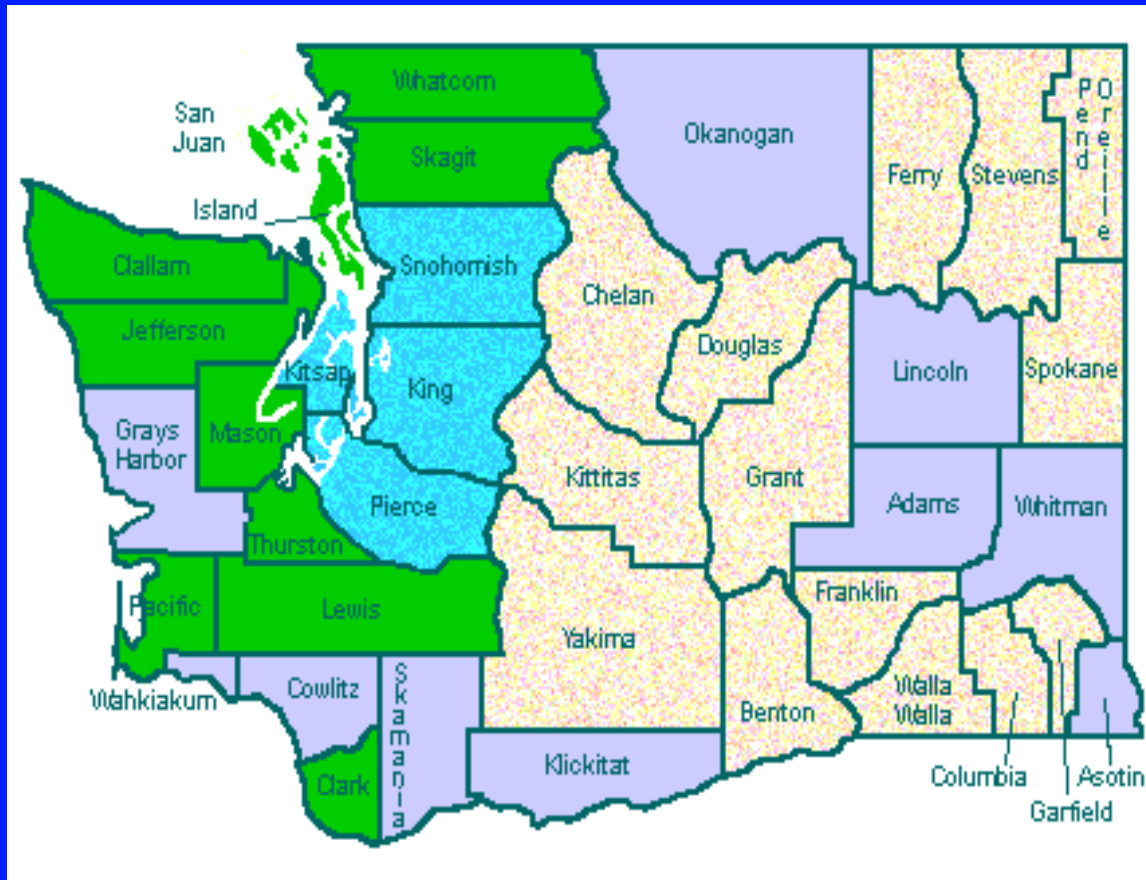
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- ◆ Transportation
- ◆ Sewer
- ◆ Water
- ◆ Utilities
- ◆ Parks
- ◆ Fire
- ◆ Police



# Growth management hearings boards

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- ◆ Three regional hearings boards
- ◆ Review plans and regulations, including SMPs
- ◆ Plans and regulations presumed valid

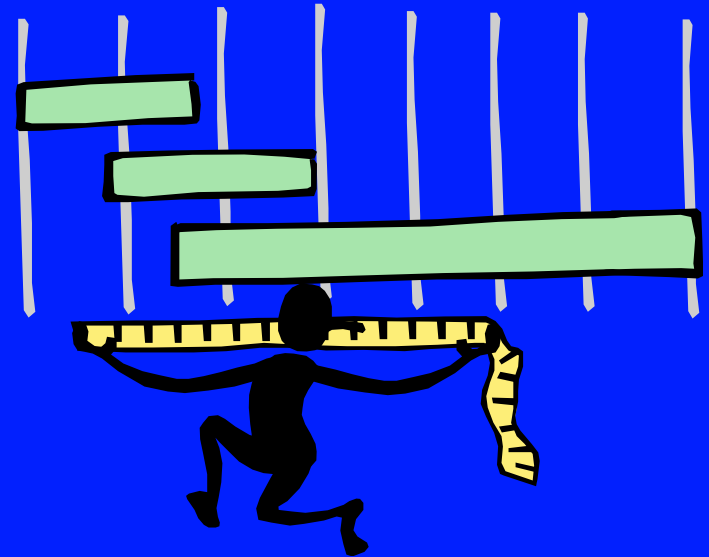


# Project consistency

## RCW 36.70B.030 and 040

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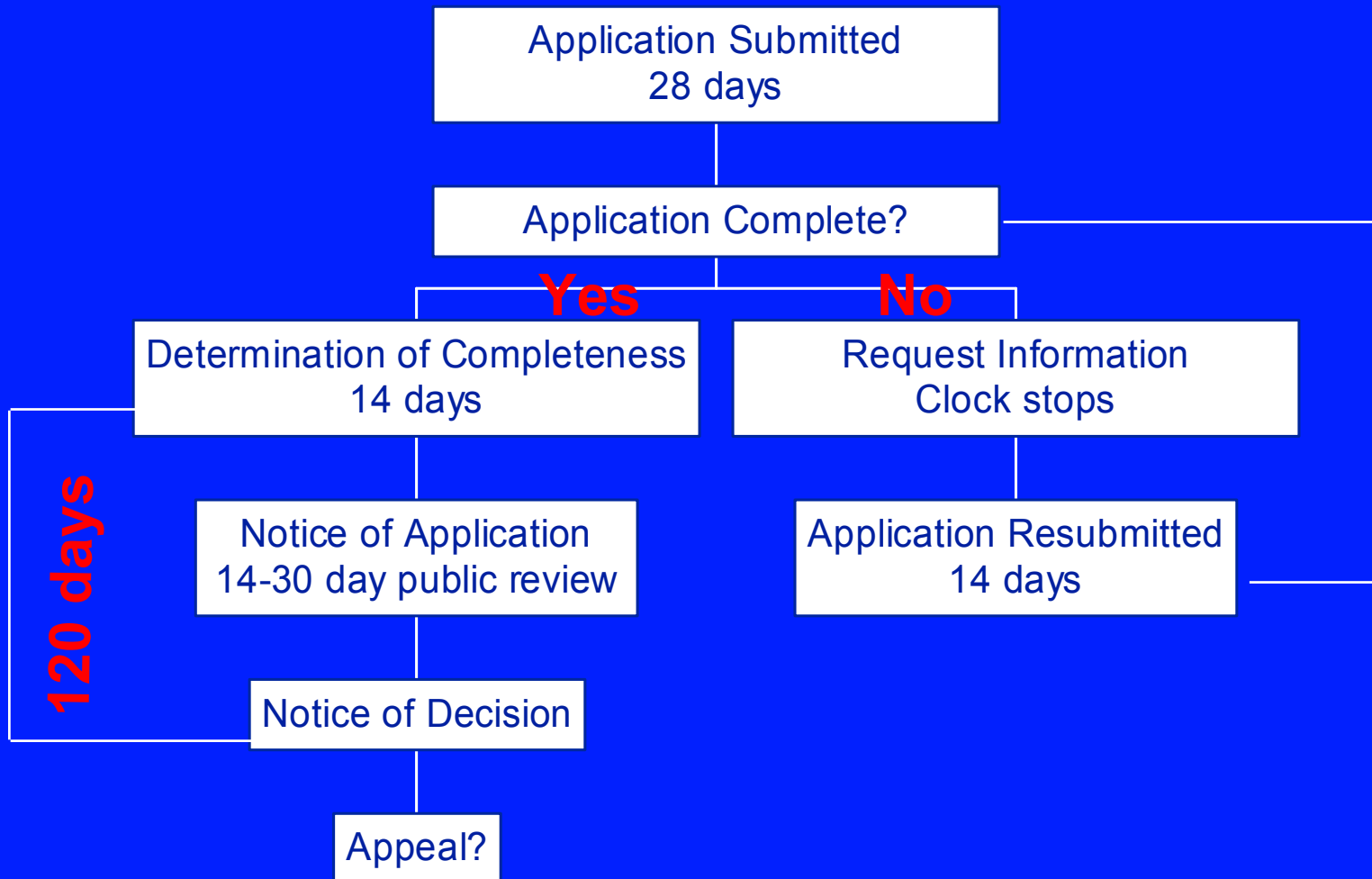
- ◆ Type of land use
- ◆ Level of development
- ◆ Infrastructure
- ◆ Character of development



No appeal of land use, residential densities in UGAs, or infrastructure, if consistent

# 120-day project review process

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# Appeals under ESB 1724

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Appeals of the underlying permit action and SEPA must be consolidated in:

- ◆ Not more than one open record hearing
- ◆ Not more than one closed record appeal





# Comprehensive plan amendments

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Comprehensive plans can only be amended once a year, except in the cases of:

- ◆ Adoption of subarea plan
- ◆ Adoption/amendment of SMP
- ◆ Amendment of capital facilities plan with budget
- ◆ Amendment to resolve hearings board appeal
- ◆ Emergency amendments

# Development regulation amendments

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Development regulations can be amended at any time, provided they are consistent with the comprehensive plan

Docket deficiencies noted during project review

# Early and continuous public participation

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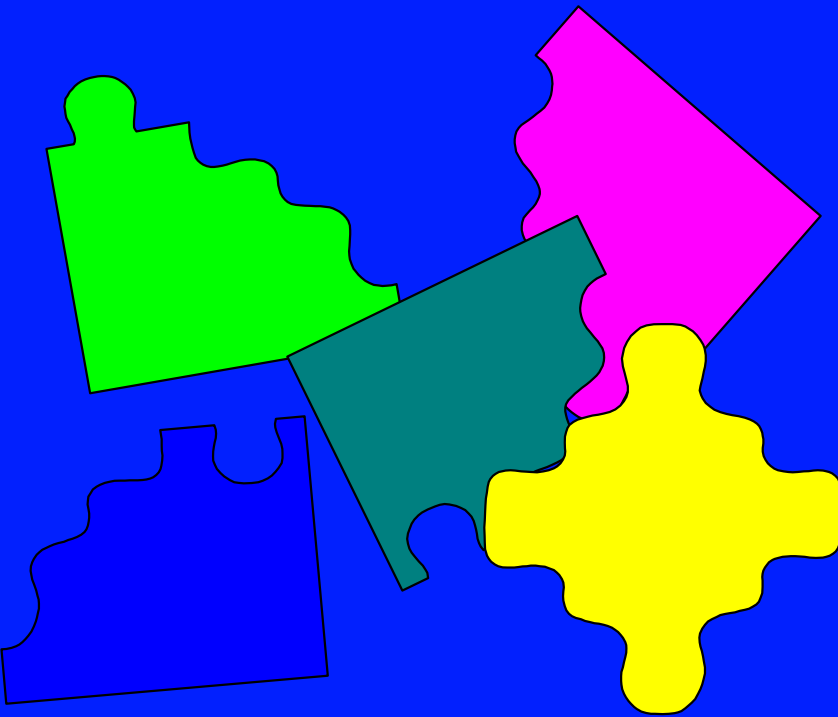
Public participation program:

- ◆ Notice requirements
- ◆ Public meetings
- ◆ Workshops
- ◆ Citizen advisory committees
- ◆ Public hearings
- ◆ Opportunities for written comment



# GMA land use planning: An ongoing process

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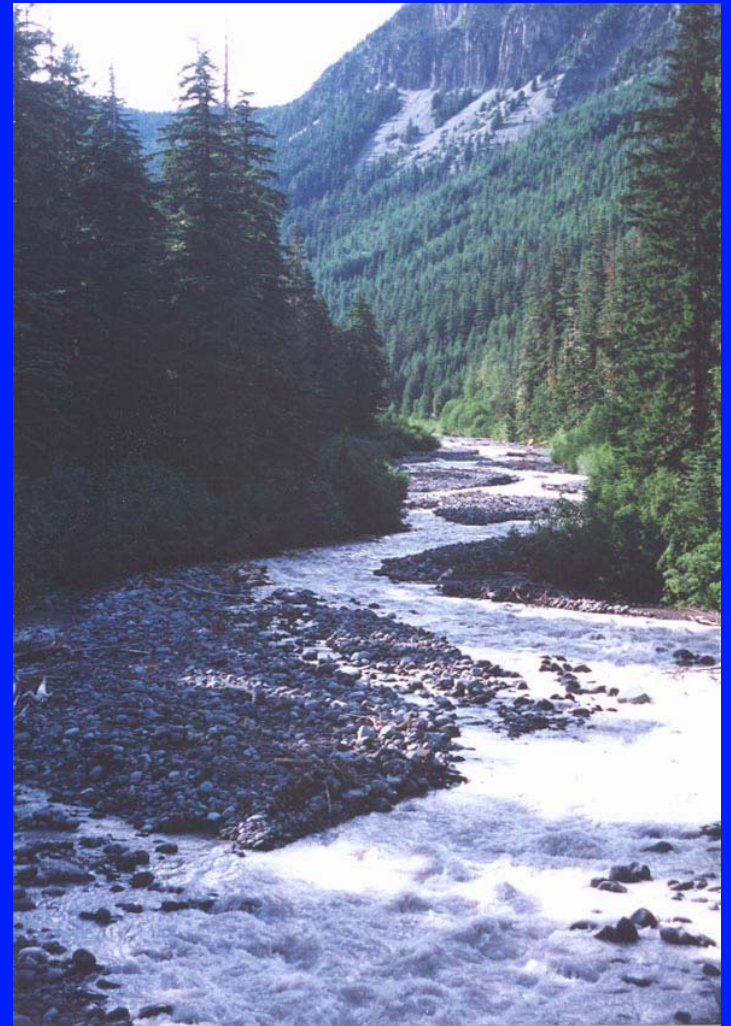
- ◆ Regional policies
- ◆ Local comprehensive plans
- ◆ Development regulations
- ◆ Permits/enforcement
- ◆ Capital facilities plans
- ◆ Transportation projects
- ◆ Citizen involvement/education
- ◆ Incentives
- ◆ Monitoring



# Continuing challenges

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- ◆ Endangered Species Act
- ◆ Watershed planning
- ◆ Review and evaluation -  
Scheduled update:
  - 📌 GMA compliance
  - 📌 Best available science
  - 📌 New population  
projections





washington state department of  
community, trade and economic development

# Growth Management Services

**(360) 725-3000**

**[www.oed.wa.gov/growth](http://www.oed.wa.gov/growth)**